

Meeting Date: 4/30/14 (1)

ORDINANCE NO. 10335 (NEW SERIES)

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN PROPERTY WITHIN THE COUNTY OF SAN DIEGO RELATED TO THE PROPERTY ZONING CLEANUP 2013

The Board of Supervisors of the County of San Diego ordains as follows:

Section 1. COUNTY ISLANDS. The zoning classification of certain real property is hereby changed as set forth below, and more precisely delineated on the County Islands Zoning Use Regulation Changes Map attached hereto as Map CI UR1 and as on file with the Clerk of the Board of Supervisors of the County of San Diego.

Use Regulation Changes

Sub-Area No.	Old	New
CI-UR-1	RU	RC

Section 2. CREST DEHESA. The zoning classification of certain real property is hereby changed as set forth below, and more precisely delineated on the Crest Dehesa Zoning Use Regulation Changes Map attached hereto as Map CD UR1 and as on file with the Clerk of the Board of Supervisors of the County of San Diego.

Use Regulation Changes

Sub-Area No.	Old	New
CD-UR-1	S88	S80

Section 3. CREST DEHESA. The zoning classification of certain real property is hereby changed as set forth below, and more precisely delineated on the Crest Dehesa Zoning Lot Size Changes Map attached hereto as Map CD LS1 and as on file with the Clerk of the Board of Supervisors of the County of San Diego.

Lot Size Changes

Sub-Area No.	Old	New
CD-LS-1	1AC	8AC

Section 4. FALLBROOK. The zoning classification of certain real property is hereby changed as set forth below, and more precisely delineated on the Fallbrook Zoning Building Type Changes Map attached hereto as Map FA BT1 and as on file with the Clerk of the Board of Supervisors of the County of San Diego.

Building Type Changes

Sub-Area No.	Old	New
FA-BT-1	W	L

Section 5. LAKESIDE. The zoning classification of certain real property is hereby changed as set forth below, and more precisely delineated on the Lakeside Zoning Use Regulation Changes Map attached hereto as Map LS UR1 and as on file with the Clerk of the Board of Supervisors of the County of San Diego.

Use Regulation Changes

Sub-Area No.	Old	New
LS-UR-1	S88	S80
LS-UR-2	S88	A70

Section 6. LAKESIDE. The zoning classification of certain real property is hereby changed as set forth below, and more precisely delineated on the Lakeside Zoning Lot Size Changes Map attached hereto as Map LS LS1 and as on file with the Clerk of the Board of Supervisors of the County of San Diego.

Lot Size Changes

Sub-Area No.	Old	New
LS-LS-1	1AC	2AC
LS-LS-2	1AC	8AC

Section 7. MOUNTAIN EMPIRE. The zoning classification of certain real property is hereby changed as set forth below, and more precisely delineated on the Mountain Empire Zoning Use Regulation Changes Maps attached hereto as Map ME UR1 and Map ME UR2 and as on file with the Clerk of the Board of Supervisors of the County of San Diego.

Use Regulation Changes

Sub-Area No.	Old	New
ME-UR-1	S92	C40
ME-UR-2	S92	A70

ME-UR-1 Special Circumstances Findings

The zoning classification use regulation change from S92 General Rural to C40 Rural Commercial in area ME-UR-1 is found to be a consistent use regulation in the RL-40 land use designation of the General Plan at this location as shown on Map ME UR1, because pursuant to Zoning Ordinance Section 2072, the use regulation meets with the following findings:

- a. The C40 Rural Commercial use regulation is consistent with the Mountain Empire Subregional plan. The existing C40 Rural Commercial area was consistent and the expansion area is consistent with the commercial uses in the community.
- b. The C40 Rural Commercial use regulation is consistent with the adjacent Rural Commercial designated land under the same ownership and may be applied under special circumstances in all of the land use designations that border the subject parcel.

- c. The C40 Rural Commercial use regulation is compatible with the surrounding land uses with consideration given to:
 - 1. Density or intensity of potential uses; The potential use is an expansion of the existing Motor Transportation Museum on the adjacent C40 zoned area. Therefore, there will be no increase in density or intensity with the minor expansion of the museum site.
 - 2. Availability of public facilities, services and utilities; The same public facilities, services and utilities are available as exist on the current museum site, no expansion of these uses or additional availability is necessary, existing services and utilities will serve the site.
 - 3. Harmony with the neighborhood character; The museum already presently exists, an expansion of the museum site will not impact neighborhood character.
 - 4. Capacity and character of surrounding streets; Only one public road serves the parcel. The expansion of the museum site may generate a minor increase in traffic to the parcel, however there will be no impacts to the existing capacity or character of the public road.
 - 5. Any other relevant impact; No other impacts are anticipated which would affect compatibility.
- d. A General Plan Amendment to the Rural Commercial land use designation allowing for the use regulation to be consistent for this property is determined to be infeasible after consideration of the General Plan and Community Plan.
- e. Additionally, it has been determined by the Department that there is a demonstrated need for the potential uses of an expanded museum site and there is no additional land zoned C40 Rural Commercial in this area of the community which could be used for an expanded museum site. The application of the C40 Rural Commercial use regulation would not result in a scarcity of the use regulation in the community planning area.

Section 8. MOUNTAIN EMPIRE. The zoning classification of certain real property is hereby changed as set forth below, and more precisely delineated on the Mountain Empire Zoning Lot Size Changes Map attached hereto as Map ME LS1 and as on file with the Clerk of the Board of Supervisors of the County of San Diego.

Lot Size Changes

Sub-Area No.	Old	New
ME-LS-1	4AC	-

Section 9. MOUNTAIN EMPIRE. The zoning classification of certain real property is hereby changed as set forth below, and more precisely delineated on the Mountain Empire Zoning Building Type Changes Map attached hereto as Map ME BT1 and as on file with the Clerk of the Board of Supervisors of the County of San Diego.

Building Type Changes

Sub-Area No.	Old	New
ME-BT-1	C	W

Section 10. RAMONA. The zoning classification of certain real property is hereby changed as set forth below, and more precisely delineated on the Ramona Zoning Use Regulation Changes Map attached hereto as Maps RM UR1 and RM UR2 as on file with the Clerk of the Board of Supervisors of the County of San Diego.

Use Regulation Changes

Sub-Area No.	Old	New
RM-UR-1	A70	S80
RM-UR-2	S88	A70
RM-UR-3	S88	S80

Section 11. RAMONA. The zoning classification of certain real property is hereby changed as set forth below, and more precisely delineated on the Ramona Zoning Animal Regulation Changes Map attached hereto as Map RM AR1 and as on file with the Clerk of the Board of Supervisors of the County of San Diego.

Animal Regulation Changes

Sub-Area No.	Old	New
RM-AR-1	O	L

Section 12. RAMONA. The zoning classification of certain real property is hereby changed as set forth below, and more precisely delineated on the Ramona Zoning Density Changes Map attached hereto as Map RM DN1 and as on file with the Clerk of the Board of Supervisors of the County of San Diego.

Density Changes

Sub-Area No.	Old	New
RM-DN-1	.5	-
RM-DN-2	.16	-

Section 13. RAMONA. The zoning classification of certain real property is hereby changed as set forth below, and more precisely delineated on the Ramona Zoning Lot Size Changes Map attached hereto as Map RM LS1 and as on file with the Clerk of the Board of Supervisors of the County of San Diego.

Lot Size Changes

Sub-Area No.	Old	New
RM-LS-1	-	4AC
RM-LS-2	-	8AC

Section 14. RAMONA. The zoning classification of certain real property is hereby changed as set forth below, and more precisely delineated on the Ramona Zoning Setback Changes Map attached hereto as Map RM SB1 and as on file with the Clerk of the Board of Supervisors of the County of San Diego.

Setback Changes

Sub-Area No.	Old	New
RM-SB-1	V	C

Section 15. VALLEY CENTER. The zoning classification of certain real property is hereby changed as set forth below, and more precisely delineated on the Valley Center Zoning Use Regulation Changes Map attached hereto as Map VC UR1 and as on file with the Clerk of the Board of Supervisors of the County of San Diego.

Use Regulation Changes

Sub-Area No.	Old	New
VC-UR-1	S88	A70
VC-UR-2	A70	C40

Section 16. VALLEY CENTER. The zoning classification of certain real property is hereby changed as set forth below, and more precisely delineated on the Valley Center Zoning Density Changes Map attached hereto as Map VC DN1 and as on file with the Clerk of the Board of Supervisors of the County of San Diego.

Density Changes

Sub-Area No.	Old	New
VC-DN-1	.25	-

Section 17. VALLEY CENTER. The zoning classification of certain real property is hereby changed as set forth below, and more precisely delineated on the Valley Center Zoning Lot Size Changes Map attached hereto as Map VC LS1 and as on file with the Clerk of the Board of Supervisors of the County of San Diego.

Lot Size Changes

Sub-Area No.	Old	New
VC-LS-1	1AC	2AC

Section 18. VALLEY CENTER. The zoning classification of certain real property is hereby changed as set forth below, and more precisely delineated on the Valley Center Zoning Setback Changes Map attached hereto as Map VC SB1 and as on file with the Clerk of the Board of Supervisors of the County of San Diego.

Setback Changes

Sub-Area No.	Old	New
VC-SB-1	V	C

Section 19. VALLEY CENTER. The zoning classification of certain real property is hereby changed as set forth below, and more precisely delineated on the Valley Center Zoning Special Area Regulation Changes Map attached hereto as Map VC SR1 and as on file with the Clerk of the Board of Supervisors of the County of San Diego.

Special Area Regulation Changes

Sub-Area No.	Old	New
VC-SR-1	P	-

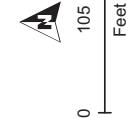
Section 20. Effective Date. This Ordinance shall take effect and be in force 30 days after the date of its passage, and before the expiration of 15 days after its passage, a summary shall be published once with the names of the members voting for and against the same in the San Diego Commerce, a newspaper of general circulation published in the County of San Diego.

PASSED, APPROVED, AND ADOPTED by the Board of Supervisors of the County of San Diego this 30th day of April, 2014.

**Board of Supervisors Meeting
April 30, 2014**

Section 2. COUNTY ISLANDS. Map CI UR1

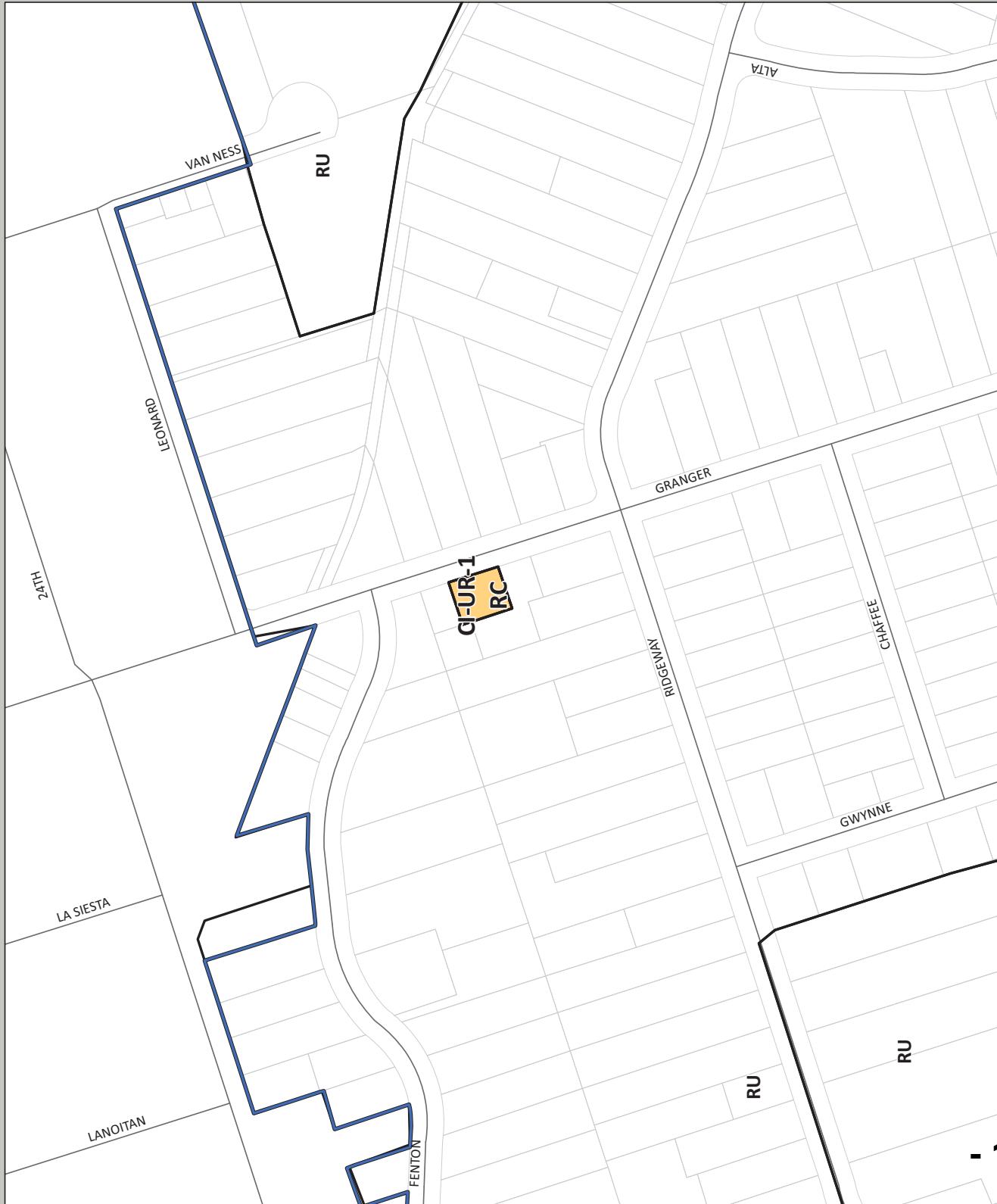
- Proposed Use Regulations
(Areas of Change)
- Existing Use Regulations
(No Change)
- Assessor Parcels
- Planning Boundary
- Roads



A map of Southern Ontario, Canada, highlighting the city of Guelph and its surrounding regions.

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PROPERTY ZONING CLEANUP 2013
COUNTY OF SAN DIEGO

Crest - Dehesa
Community Planning Area

**Board of Supervisors Meeting
April 30, 2014**

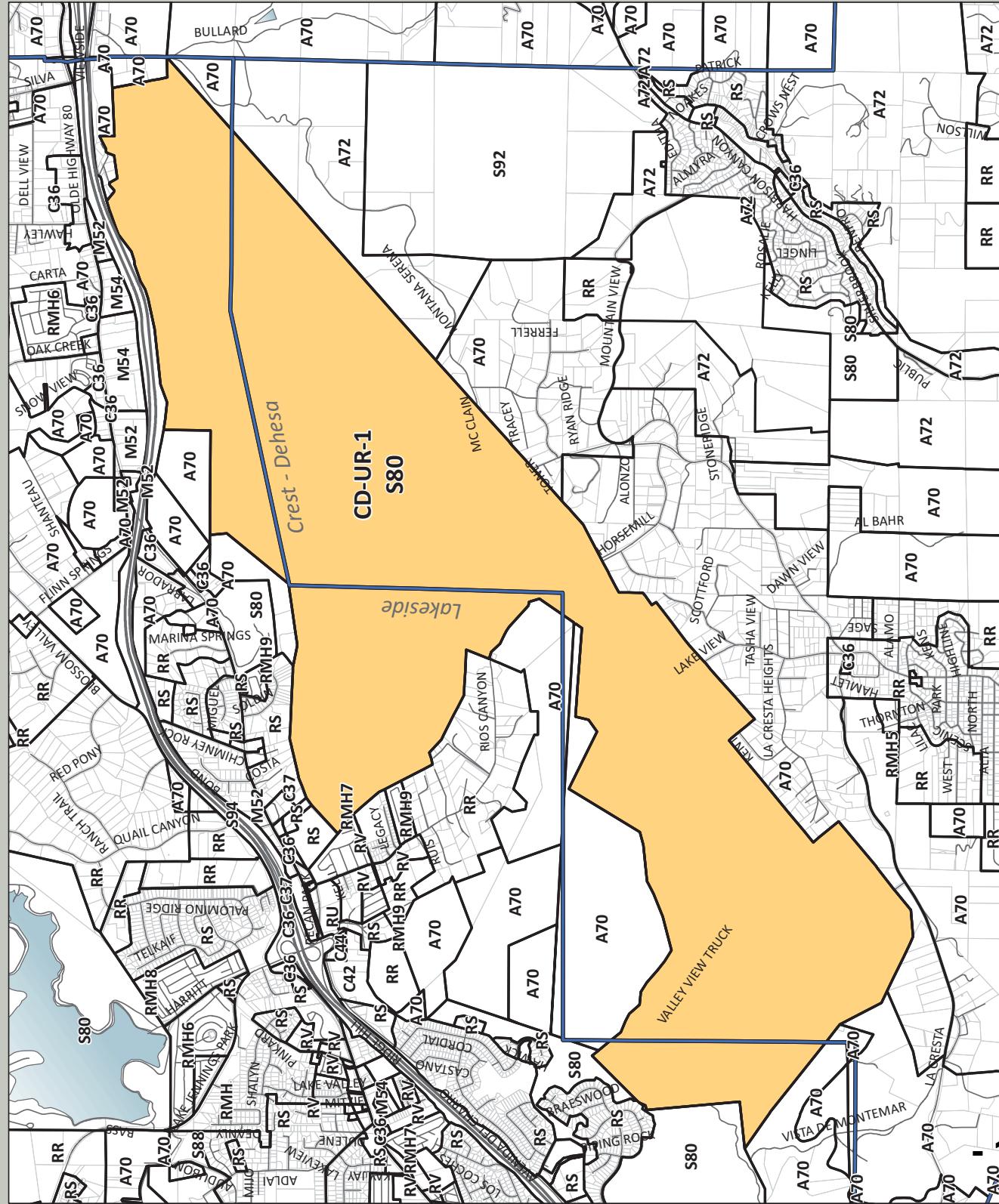
Section 3. CREST DEHESA. Map CD UR1

- Proposed Use Regulations
(Areas of Change)

- Existing Use Regulations
(No Change)
- Assessor Parcels
- Planning Boundary

- Roads


The map shows Marion County, Florida, with the LUGS site marked by a red dot in the northern part of the county. The county is divided into several townships, and the LUGS site is located near the border with Lake County to the north.



COUNTY OF SAN DIEGO
PROPERTY ZONING CLEANUP 2013

Crest - Dehesa
Community Planning Area

Board of Supervisors Meeting
April 30, 2014

Section 4. CREST DEHESA Map CD LS1

Proposed Lot Size Regulations
(Areas of Change)

Existing Use Regulations
(No Change)

Assessor Parcels

Planning Boundary

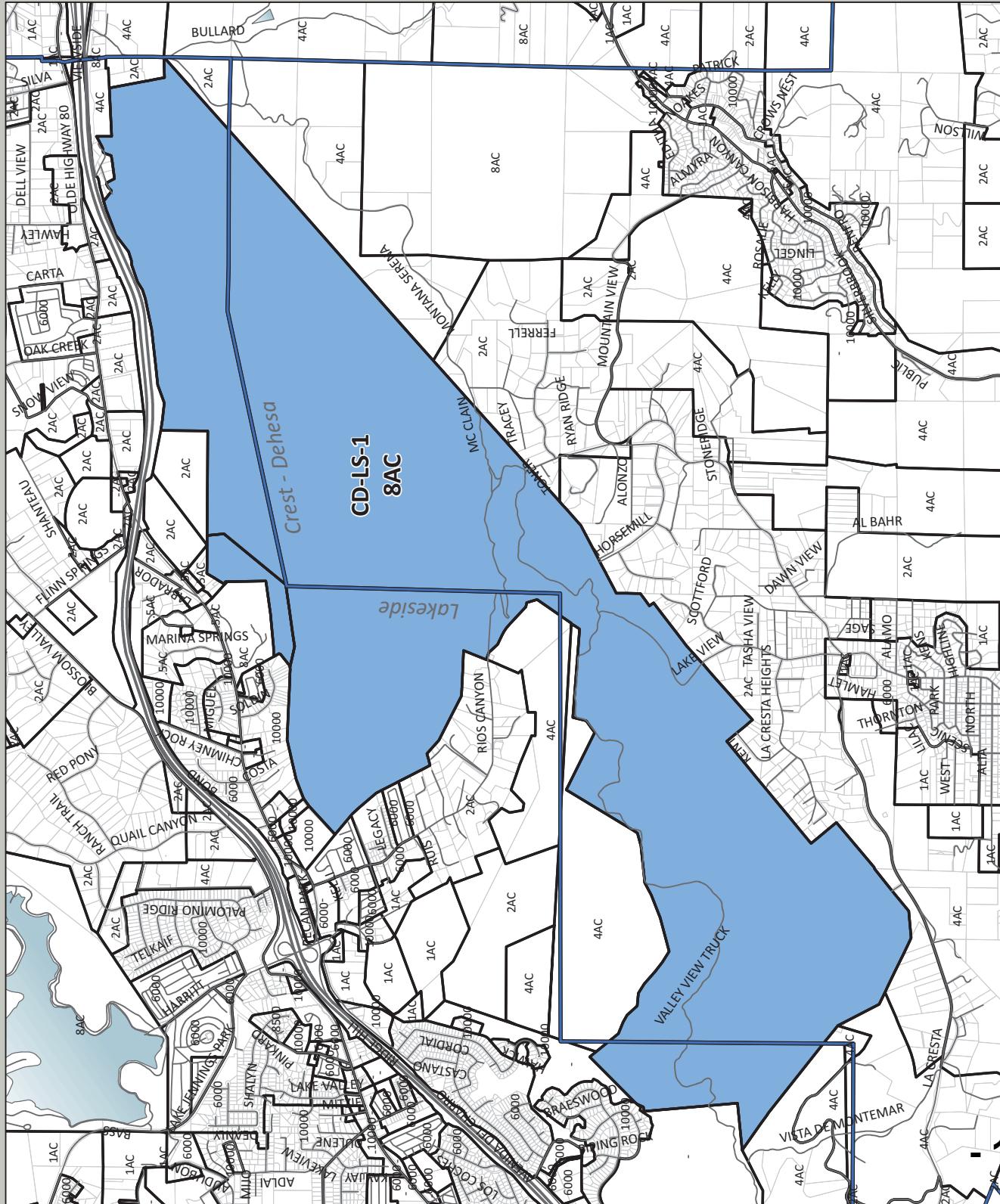
Roads

Regional Location Map

This map shows the location of Crest - Dehesa within the County of San Diego. It includes a legend for roads, rivers, and political boundaries. A scale bar indicates distances up to 2,700 feet.

LIESGGS
LIESGGS.com

This map shows the proposed lot size regulations for Crest - Dehesa. The area is shaded blue, indicating areas where lot sizes are being proposed to change. The map also shows existing use regulations (no change) in white, assessor parcels as thin black lines, the planning boundary as a thick blue line, and roads as black lines. A scale bar at the bottom right shows distances up to 2,700 feet. A north arrow is located in the top right corner.



Board of Supervisors Meeting
April 30, 2014

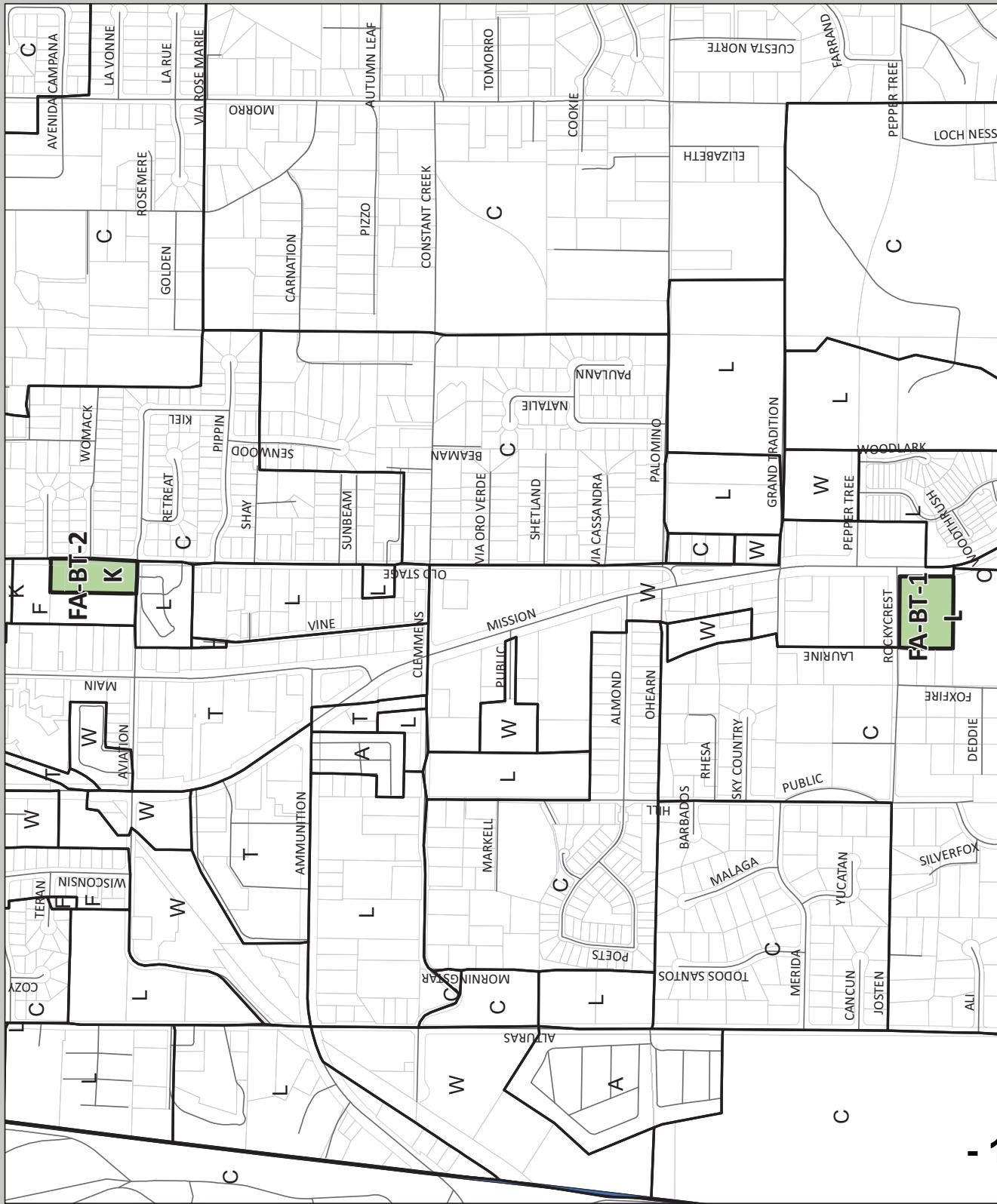
Section 5. FALLBROOK. Map FA BT1

- Proposed Build Type Regulations
 (Areas of Change)
- Existing Use Regulations
 (No Change)
- Assessor Parcels
- Planning Boundary

- Roads

A map of Connecticut with county boundaries. A red dot marks the location of the study area in New Haven County.

Project ID: San Diego, Zone A1, Durum NAD 83, Units Feet
Path: \J:\jgp\2020\20131108_anhng_cleanup\mxd\20130325_11x17\b1\Hyper\albroek.mxd
Courtesy of San Diego, LUEG GSA 4/3/2014



PROPERTY ZONING CLEANUP 2013
COUNTY OF SAN DIEGO

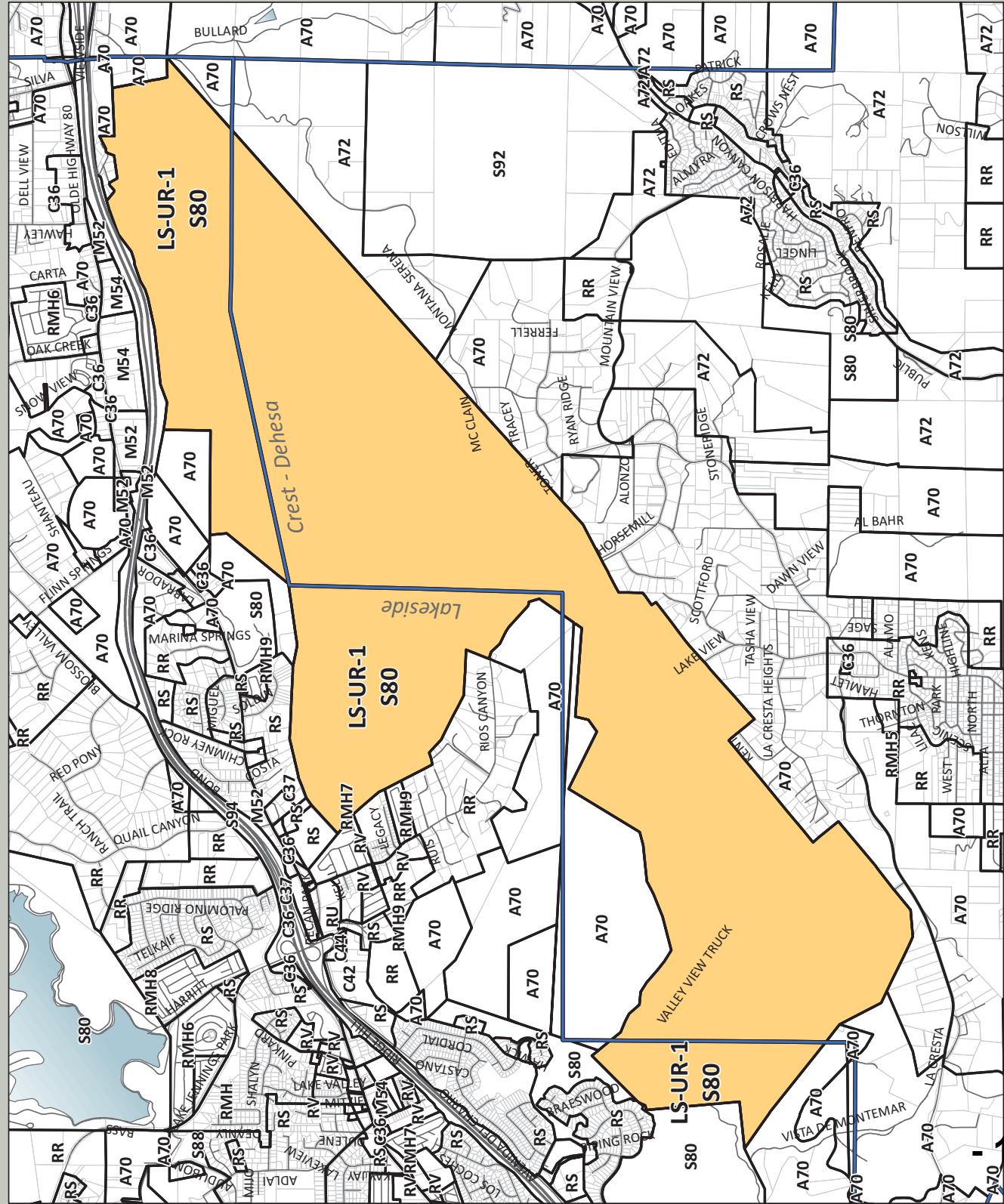
Lakeside
Community Planning Area

Board of Supervisors Meeting
April 30, 2014

Section 6. LAKESIDE. Map LS UR1

- Proposed Use Regulations
 (Areas of Change)
- Existing Use Regulations
 (No Change)
- Assessor Parcels
- Planning Boundary
 Roads

LUEG GIS



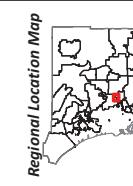
COUNTY OF SAN DIEGO
PROPERTY ZONING CLEANUP 2013

Lakeside
Community Planning Area

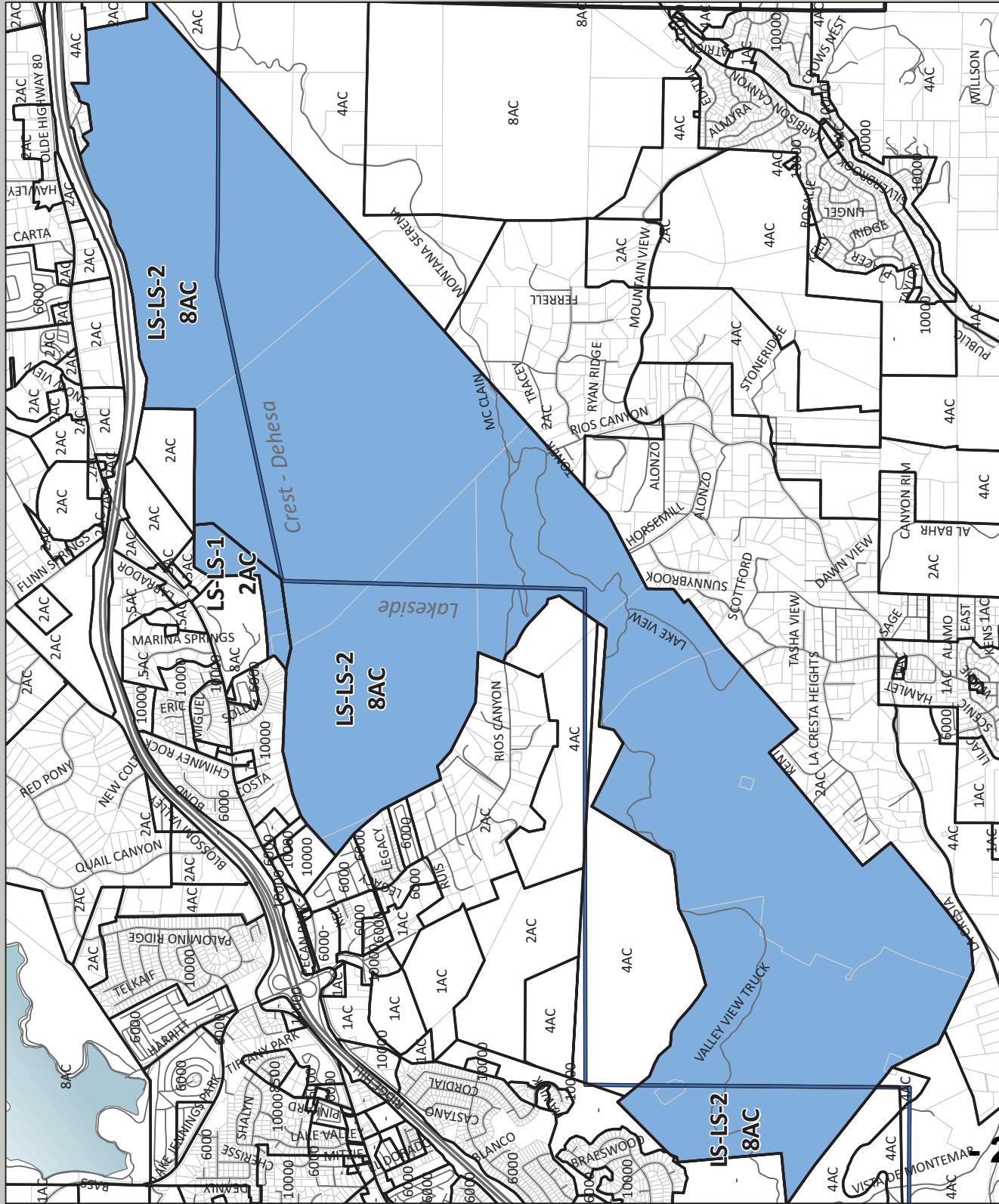
Board of Supervisors Meeting
April 30, 2014

Section 7. LAKESIDE. Map LS1

- Proposed Lot Size Regulations
(Areas of Change)
- Existing Use Regulations
(No Change)
- Assessor Parcels
- Planning Boundary
- Roads



LIESGGS
Lakeside
Community Planning Area
Map LS1
Proposed Lot Size Regulations
Existing Use Regulations
Assessor Parcels
Planning Boundary
Roads
Source: Esri, DigitalGlobe, GeoEye, i-cubed, USDA, USGS, AeroGRID, IGN, and the GIS User Community
County of San Diego, California, USA
Map ID: 11000497701
Map Version: 1
Map Date: 4/27/2014
Scale: 1:25,000
Footprint: 1,137,760 ft²
Footprint: 13.17760 ac
Footprint: 0.5137760 mi²



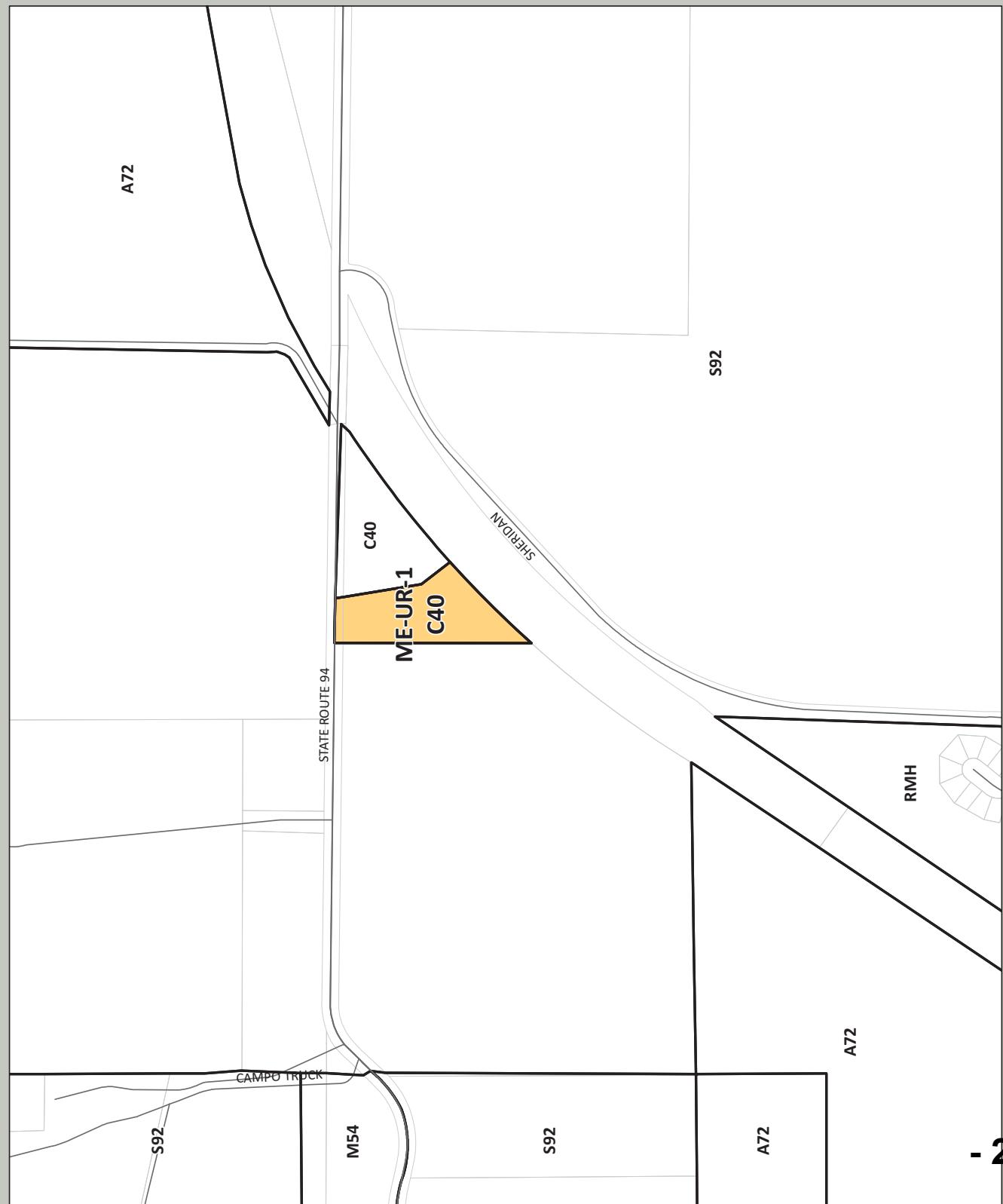
COUNTY OF SAN DIEGO
PROPERTY ZONING CLEANUP 2013

Mountain Empire
Community Planning Area

Board of Supervisors Meeting
April 30, 2014

Section 8. MOUNTAIN EMPIRE. Map ME UR1

- Proposed Use Regulations
(Areas of Change)
- Existing Use Regulations
(No Change)
- Assessor Parcels
- Planning Boundary
- Roads



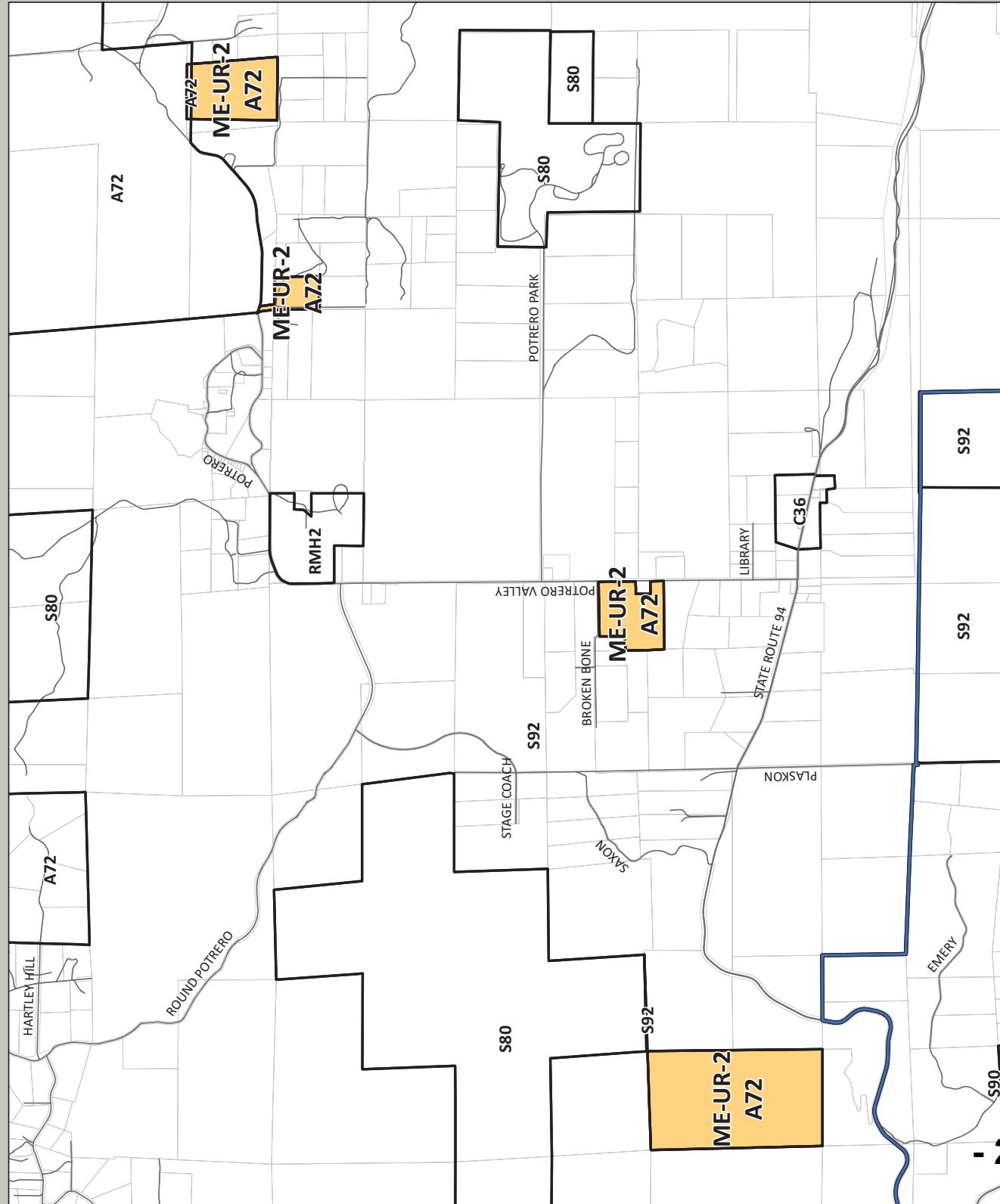
Section 8. MOUNTAIN EMPIRE. Map ME UR2

- Proposed Use Regulations
(Areas of Change)
- Existing Use Regulations
(No Change)
- Assessor Parcels
- Planning Boundary
- Roads

0 950 1,900

Feet

A map of Connecticut with county boundaries. A small red square highlights a specific area in the northeast corner of the state.



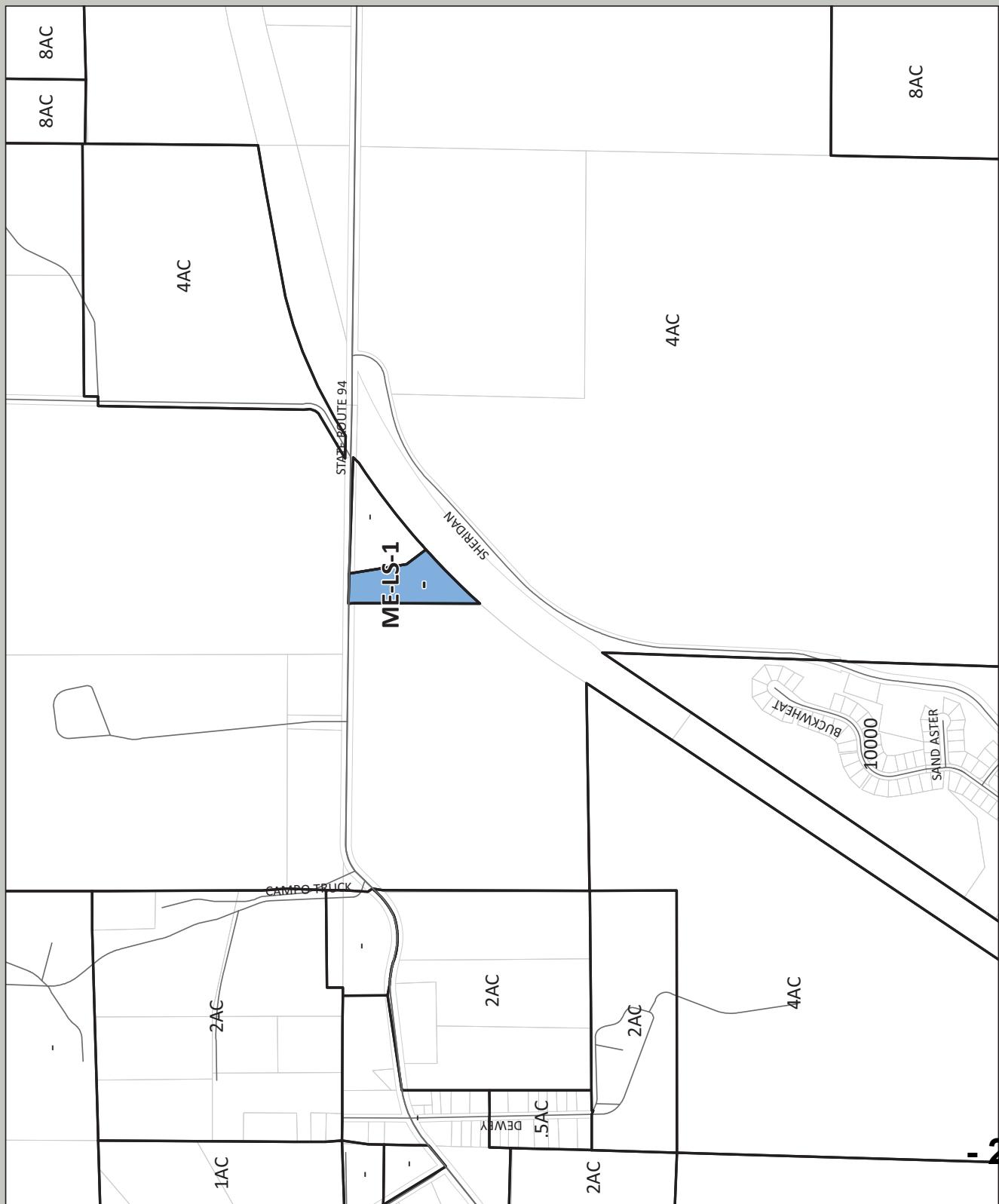
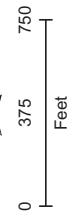
Board of Supervisors Meeting
April 30, 2014

Section 9. MOUNTAIN EMPIRE. Map ME LS1

- Proposed Lot Size Regulations
 - (Areas of Change)
 - Existing Use Regulations
 - (No Change)
 - Assessor Parcels
 - Roads



Regional Location Map
This map shows the location of the Mountain Empire area within San Diego County. The area is highlighted in blue and labeled "ME". The map includes county boundaries and major roads.



PROPERTY ZONING CLEANUP 2012

COUNTY OF SAN DIEGO

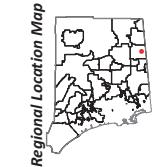
Mountain Empire
Community Planning Area

**Board of Supervisors Meeting
April 30, 2014**

Section 10. MOUNTAIN EMPIRE. Map ME BT1

The legend consists of five entries, each with a colored square icon followed by text:

- Proposed Build Type Regulations (Areas of Change)**: Represented by a green square.
- Existing Use Regulations**: Represented by a light blue square.
- (No Change)**: Represented by a white square with a black border.
- Assessor Parcels**: Represented by a light gray square.
- Planning Boundary**: Represented by a dark blue square.
- Roads**: Represented by a black line segment.



Section 11. RAMONA. Map RM UR1

**Proposed Use Regulations
(Areas of Change)**

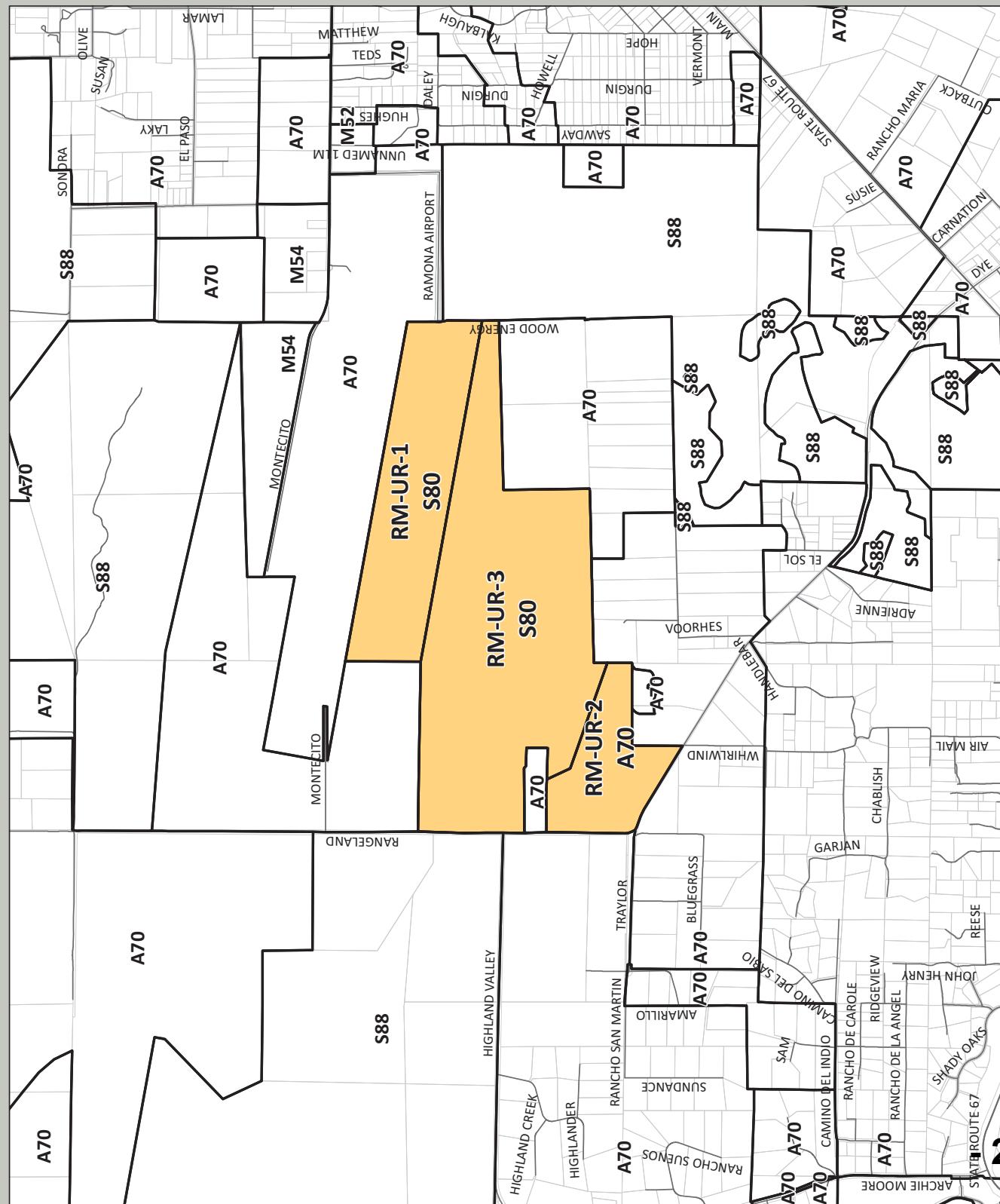
Existing Use Regulations
(No Changes)

Assessor Parcels

Roads

LURE
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County of San Diego, LUEG GS-4/3/2014



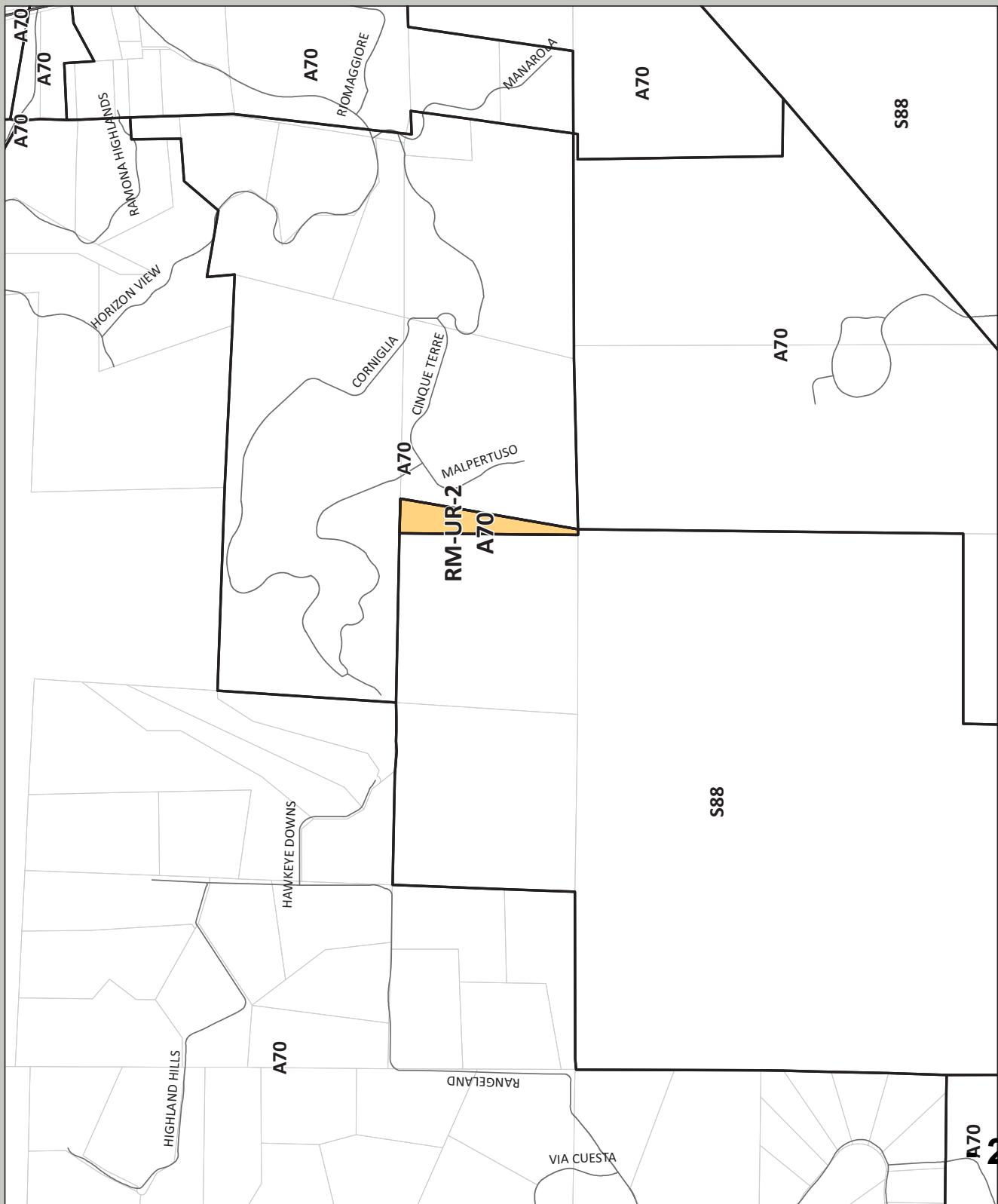
Section 11. RAMONA. Map RM UR2

- Proposed Use Regulations
■ (Areas of Change)
- Existing Use Regulations
□ (No Change)
- Assessor Parcels
— Roads



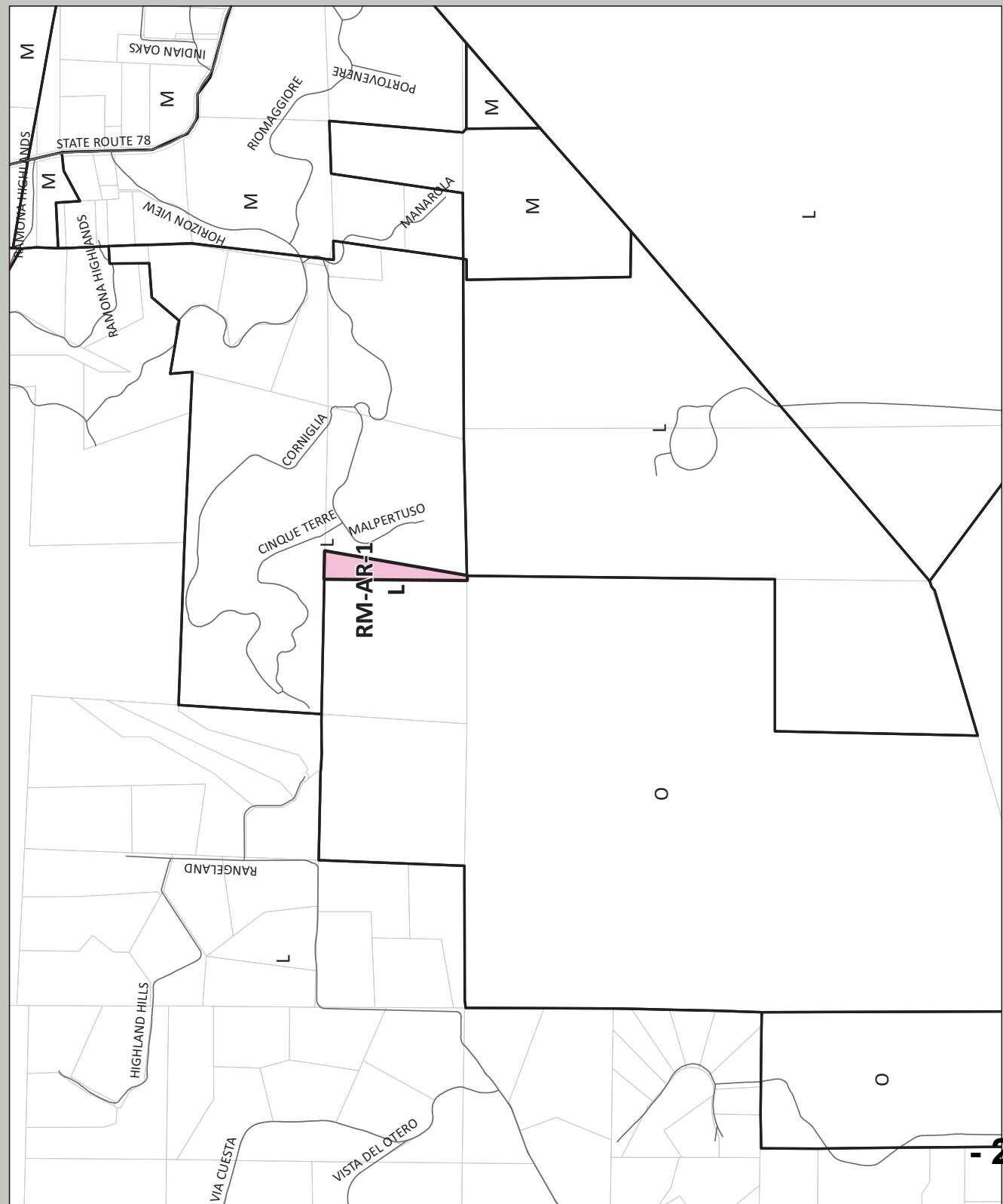
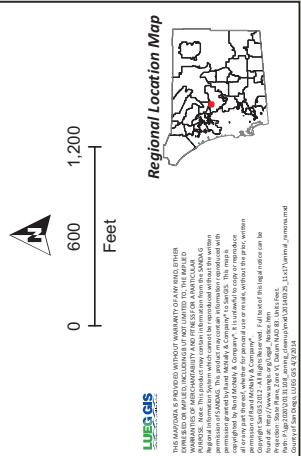
LUCAS

This map contains a proprietary zoning and land use map for the County of San Diego. It is NOT INTENDED TO BE USED AS A SUBSTITUTE FOR THE OFFICIAL RECORDS OF THE COUNTY OF SAN DIEGO. It is the responsibility of the user to verify the current zoning and land use conditions of the subject property by referring to the official zoning and land use maps of the County of San Diego. This map is provided for informational purposes only and is not intended to be used for any other purpose. It is the responsibility of the user to consult the official zoning and land use maps of the County of San Diego for any specific zoning or land use requirements. The map is not to be reproduced without the express written permission of the County of San Diego. It is the responsibility of the user to consult the official zoning and land use maps of the County of San Diego for any specific zoning or land use requirements. The map is not to be reproduced without the express written permission of the County of San Diego. It is the responsibility of the user to consult the official zoning and land use maps of the County of San Diego for any specific zoning or land use requirements.



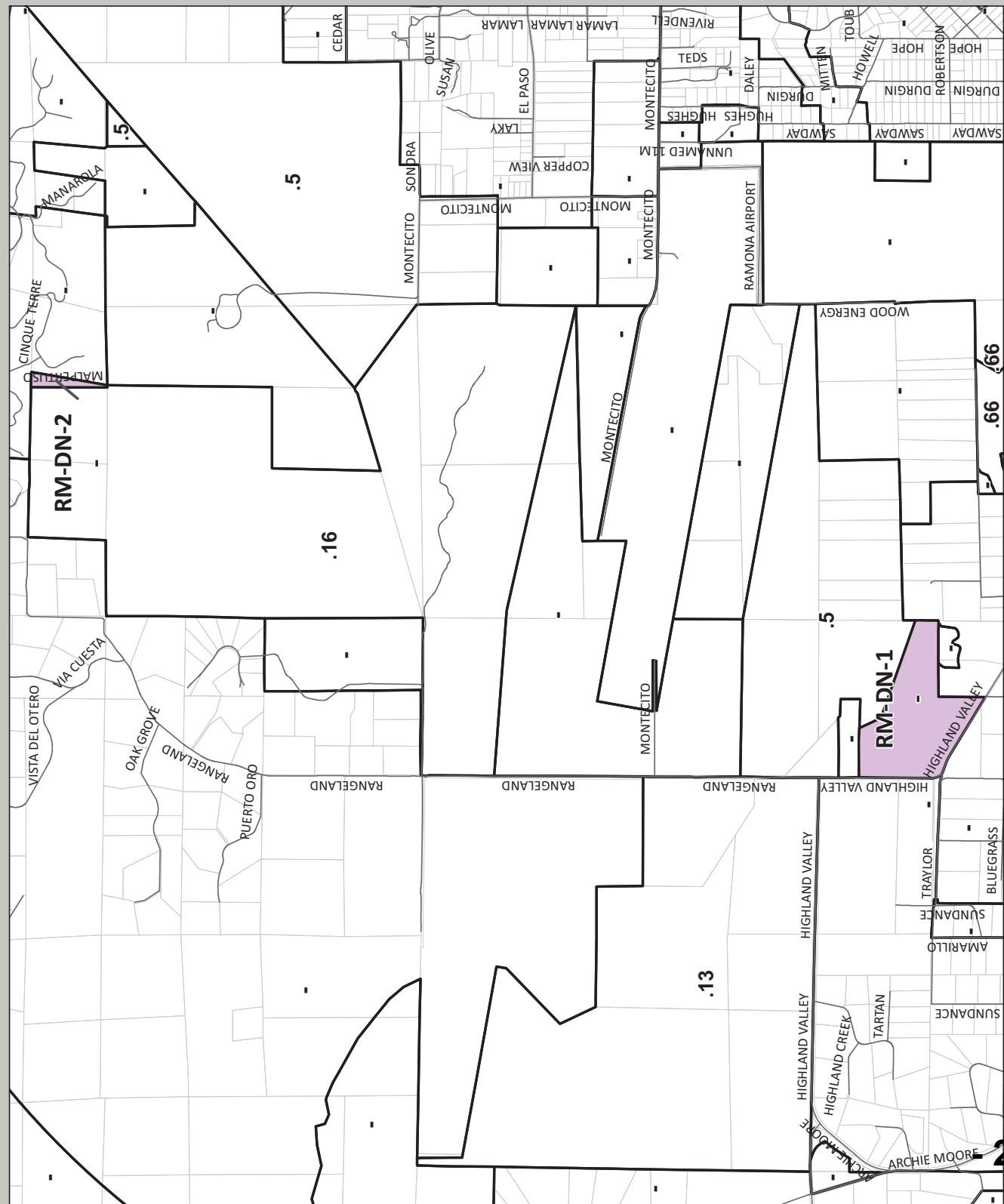
Section 12. RAMONA. Map RM AR1

- Proposed Animal Regulations
 (Areas of Change)
- Existing Use Regulations
 (No Change)
- Assessor Parcels
- Roads



Section 13. RAMONA. Map RM DN1

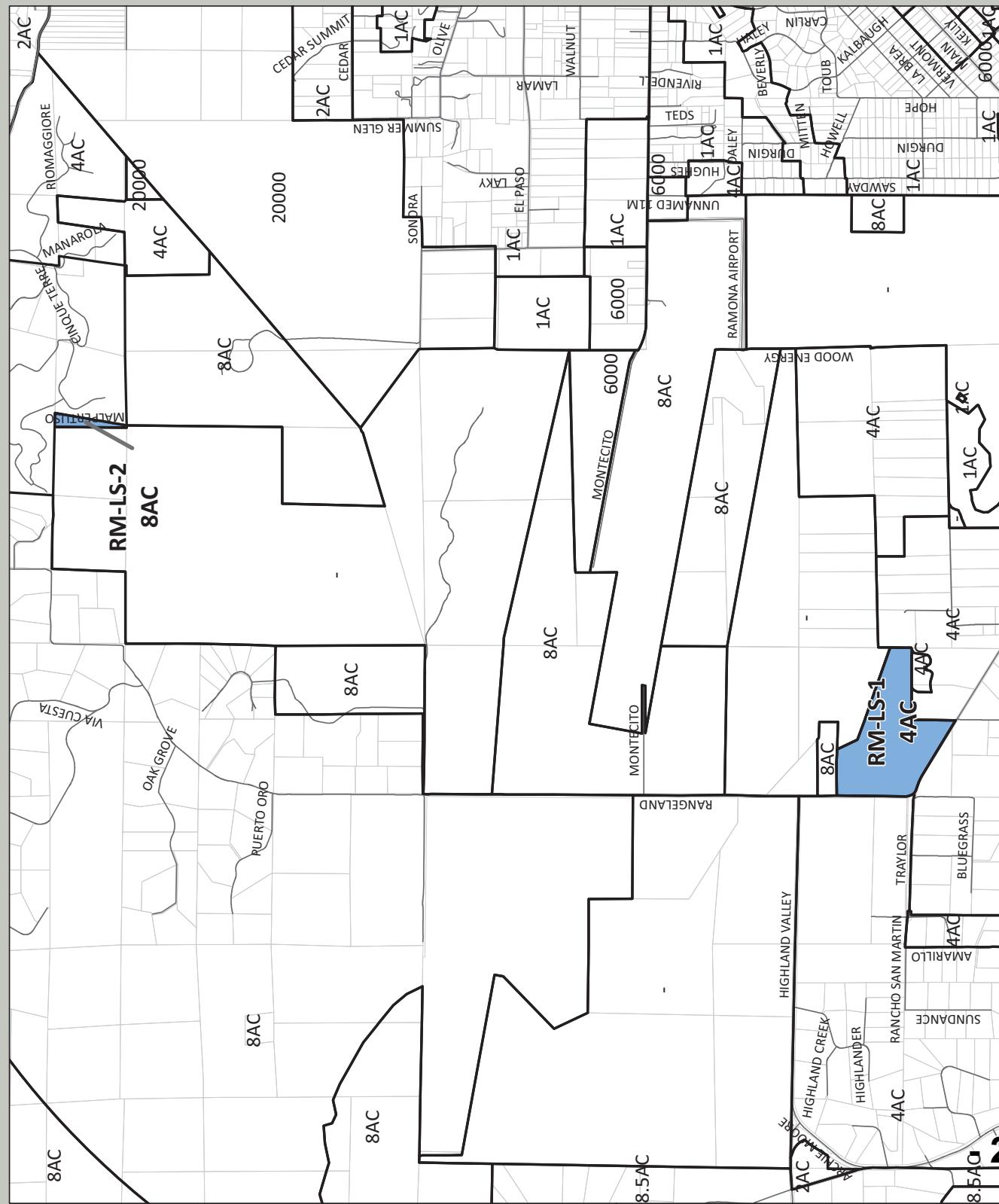
- Proposed Density Regulations
 (Areas of Change)
- Existing Use Regulations
 (No Change)
- Assessor Parcels
- Roads



This mandatory addendum to the standard form of contract for the sale of residential real estate in the state of New Mexico, which is attached as Exhibit B to the standard form of contract for the sale of residential real estate in the state of New Mexico, is intended to provide the parties with a clear understanding of the rights and responsibilities of the parties with respect to the transfer of title to the property and the delivery of the property to the buyer. This addendum is not intended to be a complete or exclusive agreement between the parties, and the parties may negotiate and agree upon other terms and conditions as they see fit. The parties acknowledge that they have read and understood the provisions of this addendum and agree to be bound by its terms.

Section 14. RAMONA. Map RM LS1

- Proposed Lot Size Regulations
 (Areas of Change)
- Existing Use Regulations
 (No Change)
- Assessor Parcels
- Roads



COUNTY OF SAN DIEGO
PROPERTY ZONING CLEANUP 2013
Ramona
Community Planning Area

Board of Supervisors Meeting
April 30, 2014

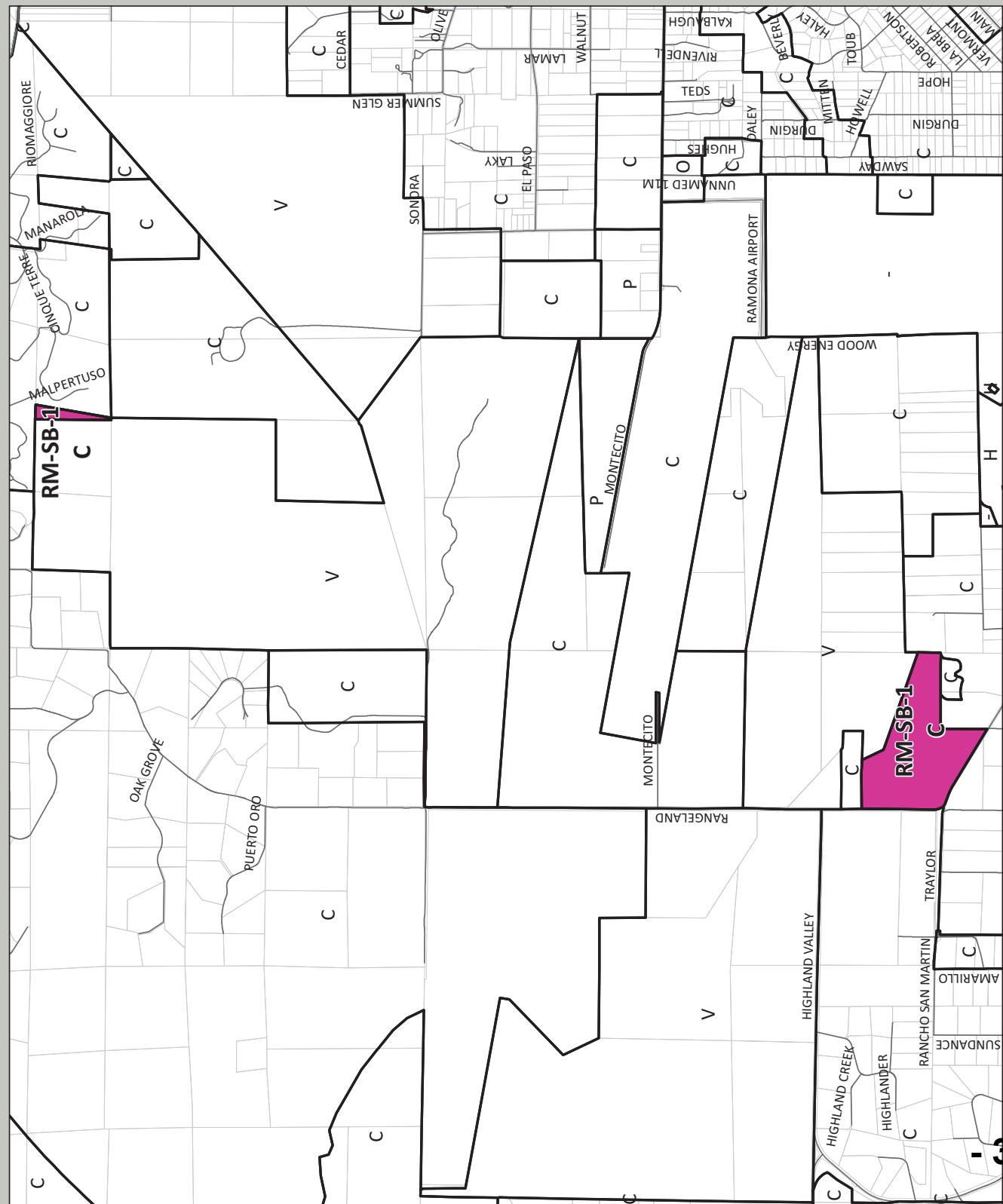
Section 15. RAMONA. Map RM SB1.

- Proposed Setback Regulations
■ (Areas of Change)
- Existing Use Regulations
□ (No Change)
- Assessor Parcels
— Roads



LIEGES

0 1,125 2,250
Feet



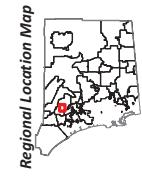
COUNTY OF SAN DIEGO
PROPERTY ZONING CLEANUP 2013

Valley Center
Community Planning Area

Board of Supervisors Meeting
April 30, 2014

Section 16. VALLEY CENTER. Map VC UR1

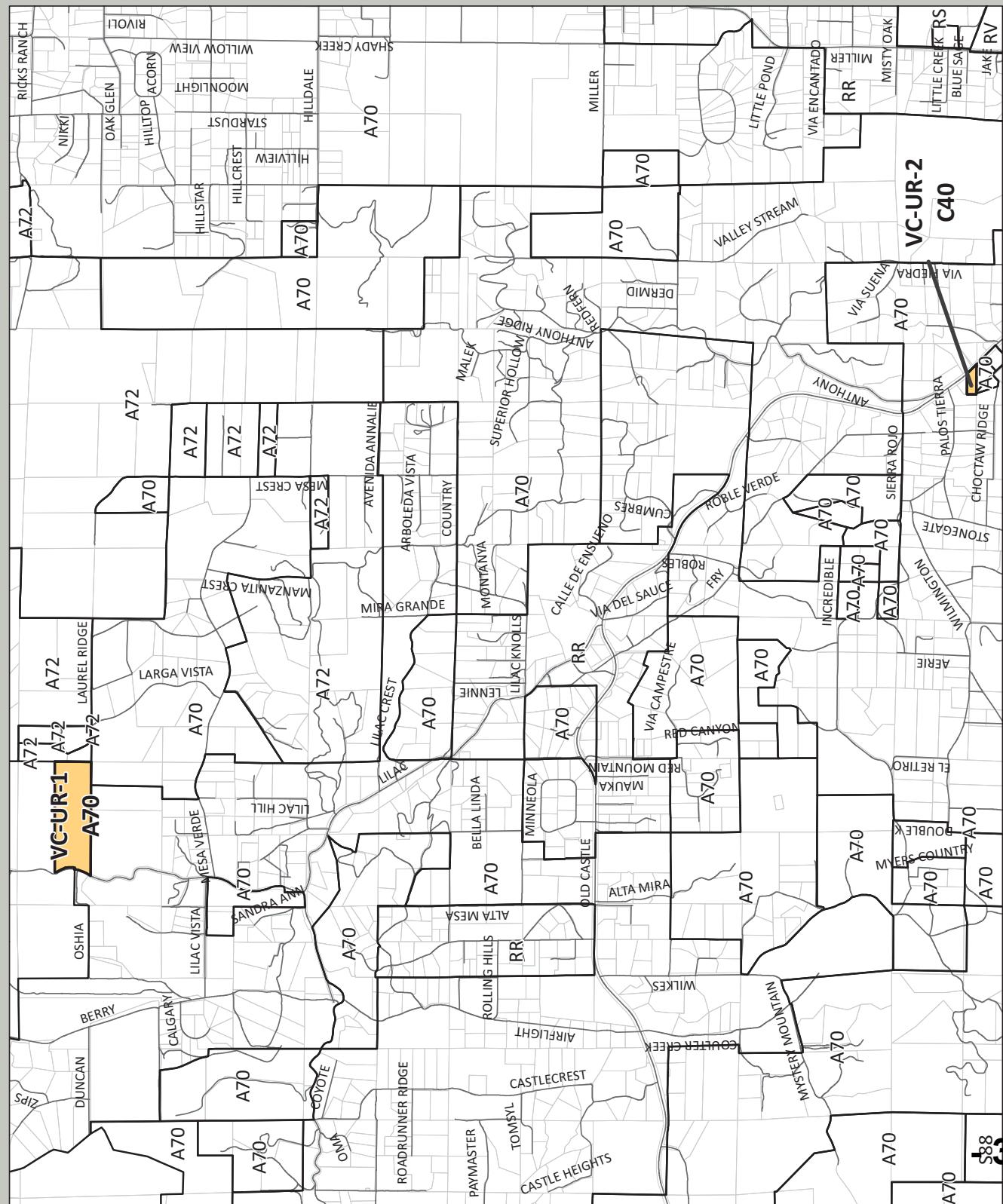
- Proposed Use Regulations
■ (Areas of Change)
- Existing Use Regulations
□ (No Change)
- Assessor Parcels
- Roads



LIEGES

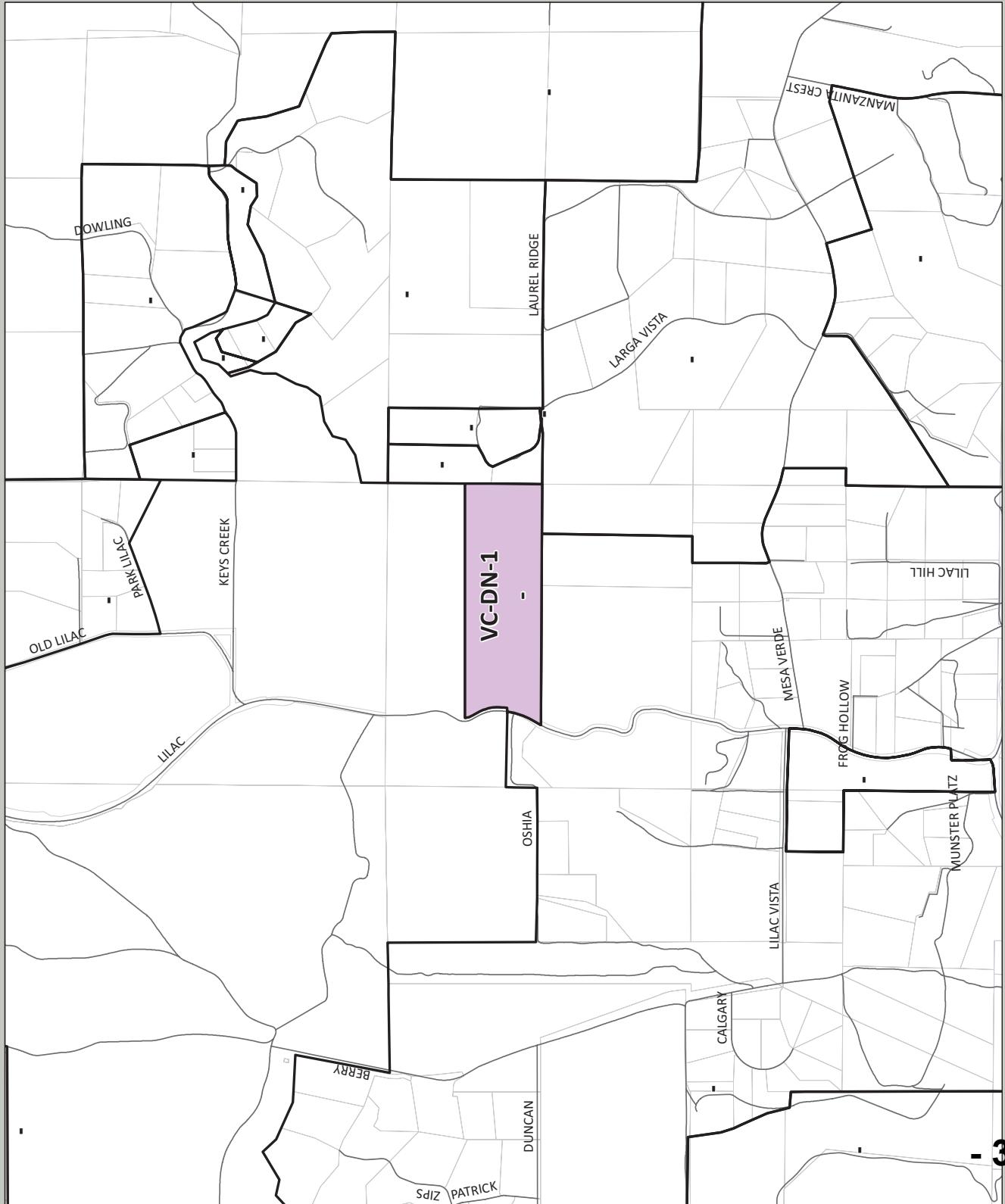
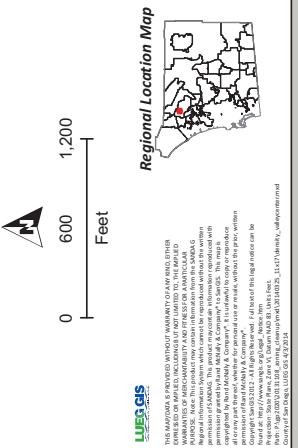
This map shows a proposed zoning change from A70 to C40 in the Valley Center area. The map includes a legend for proposed use regulations (orange), existing use regulations (white), assessor parcels (light gray), and roads (black lines). The proposed change is shown in orange for several parcels, including A70, A72, and A74. The map also shows various neighborhoods and landmarks such as Ricks Ranch, Oak Glen, Hilltop Acorn, Willow View, Moonlight, Stardust, Hilldale, Hillview, Hillstar, Hillcrest, Shady Creek, Little Pond, Miller, Via Encantada, RR, Misty Oak, Jake RV, Little Creekers, Blue Sa, Via Feder, Via Sueno, Palos Tierra, Choctaw Ridge, and many smaller streets and parcels labeled with A70, A72, and A74. A scale bar indicates distances up to 2,500 feet.

Source: Esri, DigitalGlobe, GeoEye, i-cubed, USDA, USGS, AeroGRID, IGN, and the GIS User Community



Section 17. VALLEY CENTER. Map VC DN1

- Proposed Density Regulations
 (Areas of Change)
- Existing Use Regulations
 (No Change)
- Assessor Parcels
- Roads



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Section 18. VALLEY CENTER. Map VC LS1

- Proposed Lot Size Regulations
 (Areas of Change)
- Existing Use Regulations
 (No Change)
- Assessor Parcels
- Roads

A map of Connecticut with a red dot indicating the study area's location in New Haven County.

LUGGAGE

**EXHIBIT C OF THE AGREEMENT FOR THE EXCLUSIVE
DISTRIBUTION OF THE PRODUCT IN MEXICO AND FOR THE EXCLUSIVE
PURCHASE OF THE PRODUCT FROM THE SENDER**

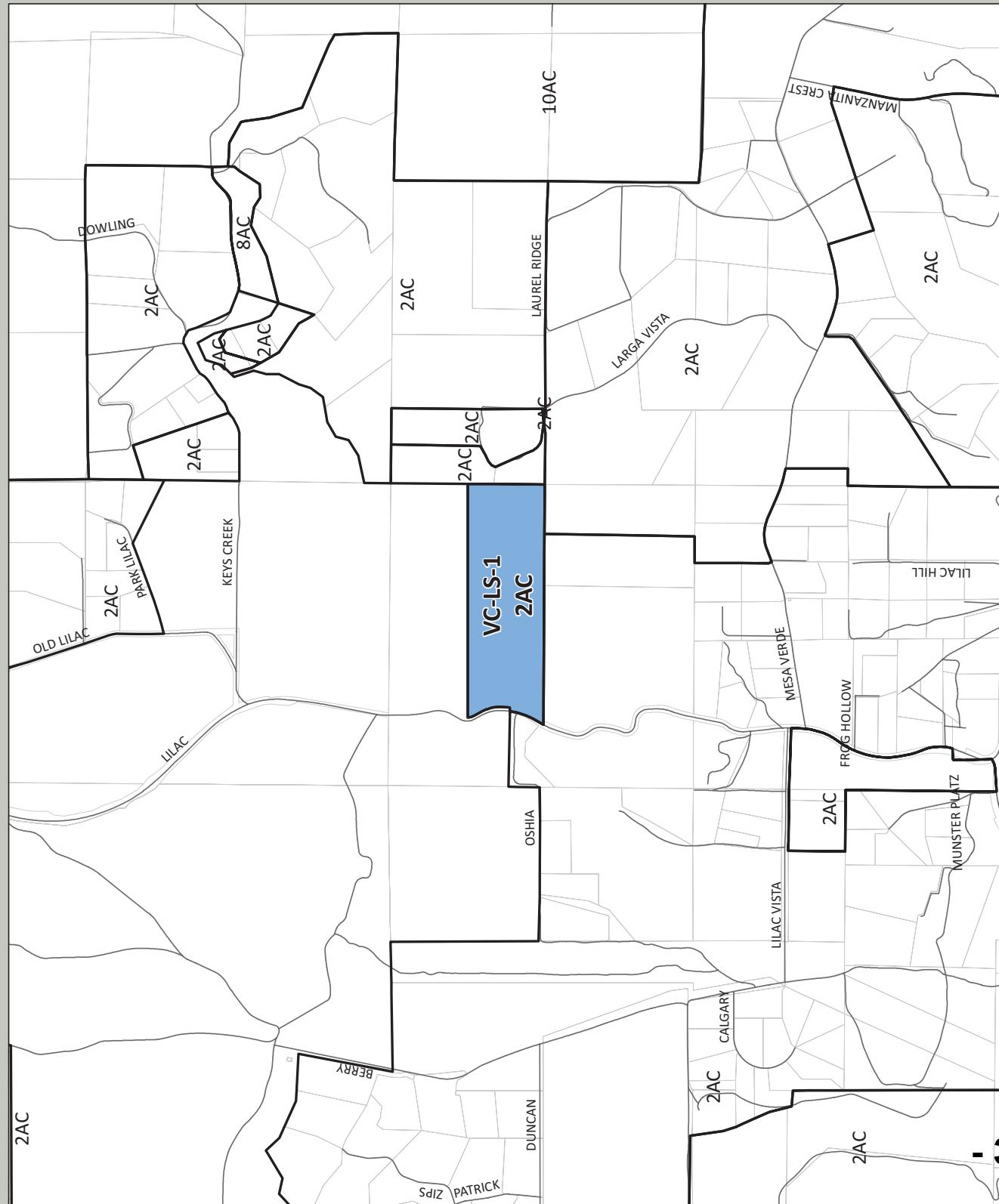
This is a product that contains information about the products and services offered by the Sender. It is intended for the exclusive distribution of the product in Mexico and for the exclusive purchase of the product from the Sender.

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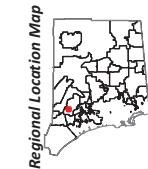
COUNTY OF SAN DIEGO
PROPERTY ZONING CLEANUP 2013

Valley Center
Community Planning Area

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Section 19. VALLEY CENTER. Map VC SB1

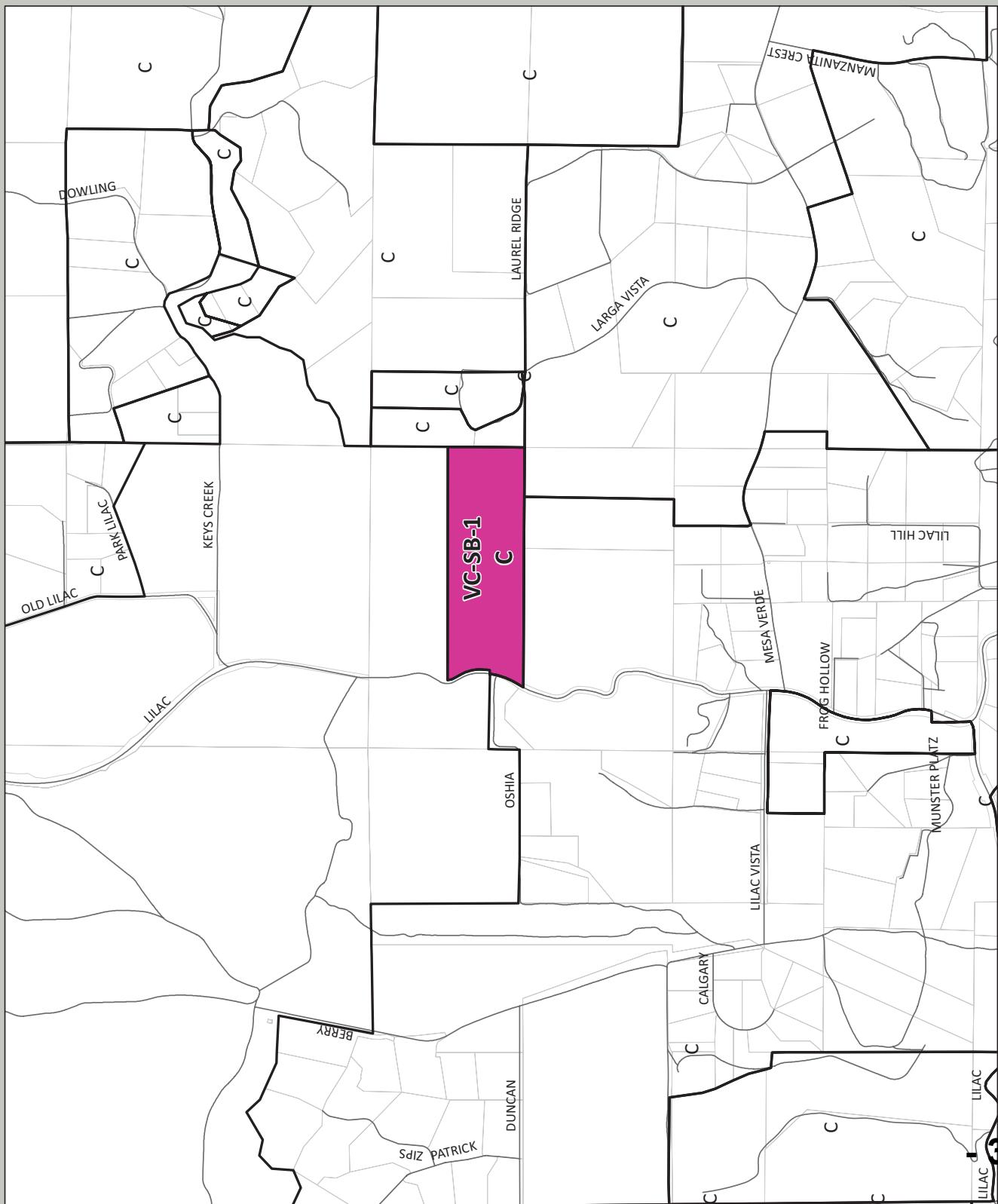
- Proposed Setback Regulations
■ (Areas of Change)
- Existing Use Regulations
□ (No Change)
- Assessor Parcels
□
- Roads
—



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LUCAS GIS

This map shows a proposed zoning change to C-1 Agricultural Land Use in the Valley Center area of San Diego County. The proposed change is intended to implement the requirements of Senate Bill 1 (SB1) regarding setbacks between agricultural land and residential developments. The map also shows existing zoning, parcels, and roads. The proposed change is currently under review by the San Diego County Board of Supervisors. This map is for informational purposes only and is subject to change. It is not a formal zoning map and should not be relied upon for legal or regulatory purposes. It is recommended to consult the official zoning map for the most current information.

0 600 1,200
Feet



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Section 20. VALLEY CENTER. Map VC SR1

- Proposed Special Regulations
(Areas of Change)
- Existing Use Regulations
(No Change)
- Assessor Parcels
- Roads

